

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, October 13, 2008
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

Doors will open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Kohlstrand, Vice-President Ezzy Ashcraft, Board members Autorino, Cook, Cunningham, Lynch, and McNamara
4. MINUTES: Minutes from the meeting of July 14, 2008 (**Continued from September 22, 2008**)
Minutes from the meeting of July 28, 2008
Minutes from the meeting of August 11, 2008 (pending)
Minutes from the meeting of August 25, 2008 (pending)
Minutes from the meeting of September 8, 2008
Minutes from the meeting of September 22, 2008 (pending)
5. AGENDA CHANGES AND DISCUSSION:
6. STAFF COMMUNICATIONS:
 - 6-A. Future Agendas
 - 6-B. Zoning Administrator Report – Meeting of October 7, 2008 - Cancelled

7. ORAL COMMUNICATIONS:

- * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

- 8-A. Residential Condominium Conversion – PLN08-0260 – 1531 Morton Street.** The applicant is requesting subdivision of ownership to condominium form for two detached single-family dwellings on one site. The site is located within an R-4, Neighborhood Residential Zoning District. (DB) **Staff is requesting a continuance of this item to the meeting of October 27, 2008.**

- 8-B. Planned Development Amendment, Major Design Review – PDA05-0004, DR05-0073 – 523 South Shore Center – Harsch Investment Corp.** The applicant requests approval of Planned Development Amendment and Major Design Review entitlements and certification of an Environmental Impact Report (EIR) for redevelopment and expansion of Alameda Towne Centre. The project includes redevelopment of the site, resulting in full build-out of up to approximately 706,650 square feet of gross leasable floor area, construction of a new parking structure, pedestrian, bicycle and transit improvements, new signage and other minor site improvements. (DG). (Continued from September 22, 2008). **Staff is requesting a continuance of this item at the applicants' request.**

9. REGULAR AGENDA ITEMS:

- 9-A. Form-Based Zoning Study Session.** The Planning Board will hold a study session to discuss form-based approaches to land use regulations and the potential applicability of form-based zoning for areas within Alameda. The Planning Board will not be taking an action on this item. The study session is for informational purposes only. (AT)

10. WRITTEN COMMUNICATIONS:

- 10-A.** Transmittal of SunCal redevelopment plan for Alameda Point. The plan will be discussed by the Planning Board at the regularly scheduled meeting of October 27, 2008. No action is being requested at this time.

11. BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendize a matter of business on a future agenda.

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Materials related to an item on this agenda submitted to the Planning Board after distribution of the agenda packet are available for public inspection in the Planning & Building Office, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours.
- * Sign language interpreters will be available upon request. Please contact the Planning & Building Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact the Planning & Building Department's Executive Assistant, Althea Carter, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.